

STATE OF ALABAMA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
STATE LANDS DIVISION

INVITATION FOR BIDS FOR THE LEASE OF STATE LAND  
LOCATED IN MOBILE COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the long-term lease of state property will be received by the State Lands Director until September 5, at 2:00 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

The property, known as the SCHILLINGER ROAD PROPERTY, made the subject of this notice is described as follows:

A 40 acre parcel located at the northeast corner of Schillinger Road and Hitt Road in the Mobile County, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of Section 30, Township 4 South, Range 2 West, Mobile County, Alabama; thence run S 00° 01' 46" E 1315.07 feet to a point; thence run N 89° 26' 14" W 1369.21 feet to the point of beginning of the property herein described; thence run S 00° 01' 34" E 1280.61 feet to point on the North right-of-way line of Hitt Road; thence run N 89° 44' 50" W 1367.46 feet along said North right-of-way line of Hitt Road to a point on the East right-of-way line of Schillinger Road; thence run N 00° 01' 46" W 31.86 feet along said East right-of-way line of Schillinger Road to a point; thence run S 89° 58' 14" W 44.94 feet along said North right-of-way line of Schillinger Road to a point on the East right-of-way line of Schillinger Road; thence run N 26° 30' 24" W 32.52 feet along said East right-of-way line of Schillinger Road to a point on the East right-of-way line of Schillinger Road; thence run N 00° 14' 19" E 230.00 feet along said East right-of-way line of Schillinger Road to a point; thence run N 37° 13' 13" E 24.99 feet along said East right-of-way line of Schillinger Road to a point; thence run N 00° 10' 09" E 80.00 feet along said East right-of-way line of Schillinger Road to a point; thence run N 44° 48' 37" W 28.17 feet along said East right-of-way line of Schillinger Road to a point; thence run N 00° 12' 20" E 520.19 feet along said East right-of-way line of Schillinger Road to a point; thence run N 02° 58' 50" E 100.04 feet along said East right-of-way line of Schillinger Road to a point; thence run N 00° 07' 04" E 129.81 feet along said East right-of-way line of Schillinger road to a point; thence run N 89° 47' 41" E 652.28 feet to a point; thence run N 00° 29' 09" E 119.10 feet to a point; thence run S 89° 26' 14" E 769.11 feet to the point of beginning, containing 40.14 acres, more or less.

The leased the property will be subject to the following lease provisions:

- The term will be for a full build-out of a thirty-one (31) year period.
- During the term of the lease, the annual rental payments will increase each year by two- half percent (2.5%) of the previous year's rental rate.
- The lease will include two (2) five (5) year-term conditional options to renew. The Department of Mental Health and Mental Retardation reserves the right to evaluate the need to terminate the lease prior to the exercise of any option.

The successful bidder will pay one-half (1/2) of the second annual rental amount for the first six months of the lease, three-fourths (3/4) of the second annual rental amount for the second six months, and then the full annual rentals thereafter.

The MINIMUM FAIR MARKET SECOND ANNUAL RENTAL BID for the subject property is set at \$592,416.00.

The State is offering this property for long-term lease. Each bid must indicate the second annual lease rental the bidder is willing to pay. Each bid for lease must be accompanied by a certified or cashier's check in the amount of Ten Thousand and No/100 Dollars (\$10,000.00) to serve as a deposit. Any bid submitted without an appropriate check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposit will be applied to the lease rental of the successful bid, as appropriate.

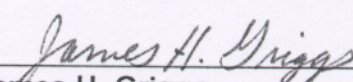
All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR SCHILLINGER ROAD PROPERTY, MOBILE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL SEPTEMBER 5, AT 2:00 P.M." and mailed to: State Lands Division, Room 464, Folsom administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This lease is being conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher lease rental with the highest bidder. No lease may be made at a price less than the highest bid received or published minimum, whichever is highest.

The property may be inspected at any time before September 5, at 2:00 p.m., by contacting the State Lands Division. Persons desiring further information regarding this long-term lease may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.

  
James H. Griggs  
State Lands Director

August 1, 2007  
Date